

January 2007

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 5
No. 1

Mayor Signs Bill to Support Neighborhood Business Districts

On Dec. 21, Mayor Nickels signed into law new regulations for commercial areas. These comprehensive changes to land use rules for Seattle's business districts, adopted by the City Council on Dec. 11, give final approval to a number of code revisions affecting commercially zoned property in the city. The new rules will go into effect on Jan. 20, 2007.

The changes affect all commercial zones in Seattle except downtown (see *how current projects are affected* on pg. 5), and include the city's urban centers and villages, where transit and services can best support Seattle's anticipated growth. By 2024 the city is projected to gain 100,000 new residents and 84,000 new jobs.

The new regulations include:

- added flexibility in building design to support wider sidewalks, plazas, ground-level open spaces, and view corridors
- revised street front rules to support vibrant pedestrian streets, such as prohibiting parking between sidewalks and storefronts and reducing driveways across busy sidewalks

see **business districts** on page 5



Get info about home design, remodeling, sustainable building practices, landscaping, building codes and more at the Phinney Neighborhood Association's 10th Annual Home Design & Remodel Fair, Jan. 28, 2007.

— details on page 2

Council Adopts Amendments to Comprehensive Plan

On Dec. 21, Mayor Nickels signed legislation adopting the 2006 annual amendments to the City's Comprehensive (Comp) Plan. The changes, approved by City Council on Dec. 11, include:

- changing the Future Land Use Map designation for land on the north side of Dearborn Street from "industrial" to "commercial/mixed-use"
- designating the North Highline area as a potential annexation area
- encouraging use of incentive zoning that would require developers to provide housing units affordable to low-income households when the developers are in areas where the zoning is changed in a way that increases development capacity
- giving more priority for improving pedes-

see **comp plan** on page 7

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd

REMINDER:

Applicants Responsible for Environmental Sign Installation

Applicants are now responsible for posting environmental signs—the large white signs required for projects subject to environmental (SEPA) review—for their projects. Director's Rule (DR) 29-2006 describes the requirements for fabrication and installation of environmental signs and how to provide notice to the department that the sign has been installed.

At the application intake appointment, DPD staff will provide the appropriate notice language to be placed on the sign. Applicants must bring an 8.5X11 copy of their site plan, which must meet the standards of DR 29-2006, to their intake appointment. Next, applicants must notify DPD when the sign has been installed. DPD staff will then schedule the public notice, inspect the signs for location and conformity to standards, and place the public comment dates on the sign.

Applications requiring the environmental sign are not considered complete until the sign has been installed. No public notice or review will begin until DPD has received notification of sign installation. Applicants may notify DPD by fax at (206) 233-7901, online at www.seattle.gov/dpd/ersign, or by mail to: DPD, PRC, P.O. Box 34019, Seattle, WA 98124-4019.

DR 29-2006 is accessible through our Publications website at www.seattle.gov/dpd/publications. Paper copies are available in DPD's Publications Outlet located on the 20th floor of the Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

For questions or comments, contact:

Sue Putnam
Public Resource Center Manager
(206) 684-8275, sue.putnam@seattle.gov

WORKSHOP



"Imagine Explore Build" at 10th Annual Phinney Home Design & Remodel Fair

Mark your calendars for the Phinney Neighborhood Association's 10th Annual Home Design & Remodel Fair, to be held:

Sunday, Jan. 28, 2007
10 a.m.-4 p.m.

Phinney Neighborhood Association
6532 Phinney Ave. N

This is your opportunity to gather information about home design, remodeling, sustainable building practices, reused/recycled materials, landscaping, building codes and finance. Exhibitors will include general and specialty contractors, architects and designers, and suppliers of an array of materials and furnishings.

DPD staff, including permit specialists, planners,

reviewers and inspectors, will be available to answer questions and provide information on zoning, permits, building, electrical work and plumbing. Feel free to bring in your plans for one-on-one advice specific to your home improvement project.

Short panel discussions on remodeling topics will be offered throughout the day. For a full list of exhibitors and a schedule of talks, visit www.phinneycenter.org/events/homefair.shtml.

Admission is \$5/PNA member; \$8/general public; children 12 and under free. For more information visit www.seattle.gov/dpd/events or contact:

Anna Brinkmann, DPD Community Relations
(206) 386-4183, anna.brinkmann@seattle.gov

Environmentally Critical Areas Ruling

On Dec. 11, the Growth Management Hearings Board ruled on appeal that the City of Seattle must add certain geologically hazardous area designations to its Environmentally Critical Areas Ordinance. The new designations are required for the Seattle Fault, tsunami and seiche inundation areas, and lahar inundation areas. The ruling requires new designations, but not new regulations. Adoption of the new designation areas is required by April 2007.

In March, Seattle adopted the first major revisions to its Critical Areas Ordinance in more than 10 years. New protections were approved for riparian corridors, shorelines, wetlands and wildlife habitat. Those new regulations, available online at www.seattle.gov/dpd/planning/eca, are not affected by the ruling.

The City of Seattle has not yet determined whether to appeal the ruling.

Billboard Relocation Requests Due March 1

Know of a billboard you'd like to see moved? The Seattle Land Use Code provisions regulating signs allow for the nomination of one billboard sign to be relocated per year by written, citizen request.

As described in Director's Rule (DR) 2-95, DPD will accept requests between Jan. 1 and March 1 of each calendar year. If the director of DPD does not receive any written requests by March 1 of a given year, the first request submitted between March 2 and Dec. 31 will be selected. The selection process varies depending on whether all requested signs are owned by the same or different companies.

Written requests for relocation of a billboard within Seattle must be submitted to:

Diane Sugimura, Director
Department of Planning and Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019



Questions?

You can search DPD's database of legal billboards in Seattle at <http://web1.seattle.gov/dpd/BillboardViewer>. If you have questions or would like more information, contact the DPD Sign Inspector, located in the DPD Applicant Services Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8419.

Visit DPD's Microfilm Library for Permit and Plan Research

The DPD Microfilm Library is a storehouse for historical records of development permits and related documents and plans for Seattle properties. The library provides copies of permits and plans for most commercial, multifamily and institutional buildings within the city.

Along with permits for single family residences constructed within the city, the library has plans for single family residences from 1975 to the present. These plans are normally available in the library within three weeks of issuance.

Land use files are also available in the library. Please contact the PRC counter at (206) 684-8467 or PRC@seattle.gov in order for staff to verify that the file has been filmed or to locate the hard copy in advance of your visit.

The library is part of DPD's Public Resource Center and is located on the 20th floor of the Seattle Municipal Tower (700 Fifth Ave. in downtown Seattle). It is open from 9:00 a.m.-4:30 p.m. Monday, Wednesday and Friday and from 10:30 a.m.-4:30 p.m. on Tuesday and Thursday.

To learn more about the library and what is available, visit our website at www.seattle.gov/dpd/prc/microfilmlibrary, contact us by email at dpd_microfilm@seattle.gov, or leave a message at (206) 233-5180. Although we cannot tell you if a specific document is available over the phone, we can tell you if we have microfilm for a particular address.



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

Council Seeks New Commissioner for Seattle Planning Commission

The City Council is looking for candidates to serve on the Seattle Planning Commission, beginning in January 2007. Planning Commission members are appointed by both the Mayor and the City Council to serve renewable, three-year terms. Commissioners must reside in Seattle and serve without compensation. This position is a Council appointment.

The 16-member commission advises City officials on citywide planning goals, policies and plans. The commission periodically conducts public involvement processes to solicit public comment and provides formal and informal comment and recommendations on city policies and plans.

The commission reflects a broad range of professional and community experience and perspectives and seeks to be representative of the cultural diversity of the Seattle community. It includes residents from different city neighborhoods, at least one engineer, one architect, an urban planner and citizens who are active in neighborhood or community affairs. The commission is seeking candidates with skills and experience in comprehensive land use and transportation planning, affordable housing, and sustainability.

Participation in the commission requires a significant commitment. This includes attendance at monthly meetings (second and fourth Thursdays of each month) and participation on at least one sub-committee that meets monthly. Commissioners also attend and participate in relevant public meetings and events.

"I urge those with a strong background in housing affordability, community development and a passion for keeping Seattle a great city to apply to serve on this important commission," said Councilmember Peter Steinbrueck, chair of the Council's Urban Development and Planning Committee.

To be considered for appointment to the commission, please send a letter of interest and resume by Jan. 12, 2007, to:

Barbara Wilson, Executive Director
Seattle Planning Commission
City of Seattle
Department of Planning and Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle WA 98124-4019

The City is committed to promoting diversity in the City's boards and commissions. Women, persons with disabilities, sexual minorities, and persons of color are encouraged to apply.

For more information, please contact:

Barbara Wilson, Commission Executive Director
(206) 684-0431, barb.wilson@seattle.gov

Visit the Seattle Planning Commission online at
www.seattle.gov/planningcommission

business districts, *cont. from page 1*

- provisions to allow residential uses at street level along non-arterial streets in commercial zones
 - increased landscaping requirements providing added flexibility through a new Seattle Green Factor that promotes tree planting, garden walls and green roofs
 - reduced requirements for amenity spaces for housing in commercial areas
 - lowered parking requirements in most commercial areas based on local demand and to support alternative transportation
 - the elimination of parking requirements in urban centers and light rail station areas, letting market forces set the number of spaces
 - more shared parking between different uses, with an emphasis on short-term parking
 - an overall simplification of commercial land use regulations
 - new or expanded pedestrian-oriented zoning for five business neighborhoods - narrowing allowed uses to such pedestrian-friendly businesses as restaurants and retail sales and services
- No commercial zoning designations were changed,

other than the new pedestrian designations, and removal of the Neighborhood Commercial/Residential designation. Minor changes were made to existing height and building size limits.

"This has been a long-time coming," said Nickels. "Seattle's neighborhood business districts are the heart of our great neighborhoods. Now, more than ever, we need to give them the tools to grow and thrive. These changes will make it easier for small businesses to move into existing spaces, create great community gathering spaces and add housing—all things necessary for a neighborhood to be a great place to live, work and enjoy life."

A second phase of work now under way will review a number of Seattle business districts for possible designation as pedestrian-orientated areas.

For more information about the Mayor's proposal, including background information and all related documents visit DPD's Neighborhood Business District Strategy website at www.seattle.gov/dpd/planning/nbds or contact:

Lish Whitson, DPD Land Use Planner
(206) 233-0079, lish.whitson@seattle.gov

Changes to the Commercial Code: How it Affects Your Current Project

When the Seattle Land Use Code is amended, a project is entitled to be reviewed under the former code provisions only if that project "vests" prior to the time the amendment takes effect.

Certain types of projects, including subdivisions and short subdivisions, vest to the code in effect as of the date a complete application is submitted. However, most other projects vest according to the following rules:

- If a complete building permit application meeting the standards of Section 106 of the Seattle Building Code is submitted, the project will vest as of the date of application submittal.
- If a Master Use Permit (MUP) application is submitted without a building permit application, the project generally will vest as of the date a land use decision is published by the department.
- Design Review applications vest upon application for Early Design Guidance, and retain that vested status, if certain process deadlines subsequently are met. Please refer to SMC 23.76.026 for details of vesting of land use approvals.

Although DPD planners make every effort to review projects expeditiously, we cannot offer assurances that MUP decisions for projects currently under review or not yet submitted will be reviewed prior to the effective date of the new Commercial Code, Jan. 20, 2007. If a project fails to vest to the current standards for commercial zones, it may need to be revised to meet the new standards.

DPD Contacts for Vesting Questions

Land Use Applications:

Bob McElhose - (206) 386-9745
Jerry Suder - (206) 386-4069
Cheryl Waldman - (206) 233-3861

Design Review Applications:

Vince Lyons - (206) 233-3823

Building Permits:

Vernon Beach - (206) 615-0729
Julie Stiteler - (206) 684-7669



An inside look at the latest technical code developments

DPD Reviewing 2006 International Codes

DPD staff has begun reviewing the 2006 International Building, Residential, Mechanical and Fuel Gas codes, in preparation of adopting the codes with Seattle amendments later this year. The State Building Code Council approved the Washington state versions for statewide adoption effective on July 1, 2007. Seattle's adoption will be effective as close to that date as possible.

Some of the more significant issues being discussed are:

- smoke control requirements for high-rise buildings
- Section 509 provisions for "podium" buildings—typically mixed use buildings with a wood-frame structure over a concrete base (Section 508 in the 2003 Building Code)
- adoption of the International Existing Building Code as an approved alternate for alteration projects
- LC (licensed care) occupancies will be combined with R-2 occupancies

If you would like to participate as City staff and the Construction Codes Advisory Board review Seattle's proposed amendments to the 2006 International Building, Residential, Mechanical and Fuel Gas codes or if you'd like a copy of the proposed amendments emailed or mailed to you, please contact:

Maureen Traxler, Code Development Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

or

Vicki Baucom, Code Development Analyst
(206) 233-2757, vicki.baucom@seattle.gov

Visit DPD's
Technical Codes website:

WWW.
seattle.gov/
dpd/techcodes

City Developing 2006 Seattle Energy Code Proposal

Work is underway on developing the City proposal for the 2006 Seattle Energy Code. The process for this update cycle will propose Seattle amendments to the 2006 Washington State Energy Code (WSEC) to achieve the energy savings specified in Resolution 30280, and to improve implementation of existing amendments.

Resolution 30280 (Section 1.B.i) directs DPD and Seattle City Light to "propose to the City Council...amendments to the Seattle Energy Code...to achieve up to 20 percent enhanced energy efficiency beyond the current version of ASHRAE/IESNA Standard 90.1." The 2004 Seattle Energy Code achieved approximately 20 percent energy savings compared to ASHRAE/IESNA Standard 90.1-1999. However, since that time, ASHRAE/IESNA Standard 90.1-2004 has been published and it contains significant energy efficiency improvements (particularly in lighting). Consequently, it is estimated that the existing Seattle Energy Code only achieves 10 percent energy savings compared to ASHRAE/IESNA Standard 90.1-2004. Therefore, for the 2006 Seattle Energy Code update, the net energy savings from new amendments would be 10 percent.

City staff have been reviewing addenda to ASHRAE/IESNA Standard 90.1, ASHRAE's Advanced Energy Design Guides, the prescriptive energy recommendations from drafts of ASHRAE/USGBC/IESNA Standard 189, and criteria from the Consortium for Energy Efficiency (CEE) among others to identify proposals to be considered for the 2006 Seattle Energy Code update.

The public process to update the Seattle Energy Code is scheduled to begin in January. The DPD Construction Codes Advisory Board (CCAB) hopes to make its recommendations in March. DPD would then consider these recommendations and forward an ordinance to the Mayor and City Council. City Council consideration would occur in April, with an effective date of July 1, 2007 (consistent with other state codes).

Public review materials will be posted on the Seattle Energy Code website at www.seattle.gov/dpd/energy. For further information, contact:

John Hogan, DPD Senior Energy Analyst
(206) 386-9145, john.hogan@seattle.gov

Updated Tenant Information Available in Nine Languages

To meet the needs of Seattle's non-English speaking residents, DPD offers our current "Information for Tenants" package in nine languages—including Cambodian, Chinese, Korean, Laotian, Russian, Somali, Spanish, Tagalog and Vietnamese. The packet consists of three documents: Client Assistance Memo (CAM) 604A, *Seattle Laws Regarding Building Maintenance and Repair*; a summary of Seattle and Washington state landlord/tenant laws; and the *Preserve Your Home* checklist, which allows tenants to identify needed repairs for landlords.

In 2006, DPD's Property Owner and Tenant Assistance (POTA) unit updated the information to reflect changes in City and state laws enacted since the packet was published in 2001. The translated versions have just recently been completed and are available online at www.seattle.gov/dpd/Publications/Landlord_Tenant or from the Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

comp plan, *cont. from page 1*

- trian safety in places experiencing high levels of growth and in places with a history of pedestrian/ vehicle accidents
- replacing the neighborhood plans for both Roosevelt and South Lake Union with new goals and policies that resulted from recent planning efforts in those two neighborhoods
- adding the triangle of land bounded by Denny Way, Aurora Avenue and Broad Street to the Uptown Urban Center
- calling for demolition of aerial transportation facilities in the shoreline zone, such as the Alaskan Way Viaduct, and to allow construction of a tunnel or surface configuration to replace that roadway within 200 feet of the shoreline
- promoting an increased use of ferry service that accommodates pedestrians

If you have any questions or comments about this year's amendments or the annual amendment process, please contact DPD's Comprehensive Plan staff at (206) 684-8380 or compplan@seattle.gov, or visit www.seattle.gov/dpd/planning/compplan.

Seattle's Comprehensive Plan annual amendments cycle provides an opportunity for individuals, groups and City departments to propose amendments to address changing conditions and to reflect ongoing work or new information. Proposed amendments for 2007 must be submitted by Jan. 20, 2007.

Client Assistance Memos

UPDATED

- **CAM 602**, *Condominium Conversion: A Guide for Tenants, Prospective Buyers, and Owners*, was updated to include penalties for non-compliance. Also, customers now must pay for a condo conversion directly to the DPD cashier, and not to code compliance staff.
- **CAM 606**, *Illegal Dwelling Units*, was updated to include potential penalties for illegal unit violations.
- **CAM 608**, *Regulations Affecting Buildings Unfit for Human Habitation or Other Use*, was updated to reflect a change on the "Request for Advisory Housing Code Inspection of Unfit Buildings" form, instructing customers to pay inspection fees to the DPD cashier instead of code compliance staff.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

FINAL

The following Director's Rules became effective Jan. 1, 2007:

- **DR 1-2007**, *Implementation of the Fee Subtitle*
- **DR 2-2007**, *Implementation of the Fee Subtitle - Business Valuation Data*

DRAFT

The following Director's Rules were available for review through Dec. 22, 2006:

- **DR 32-2006**, *Requirements for a Letter of Certification in Environmentally Critical Areas* (superseding DR 3-97). For more info, contact Brennon Staley, (206) 684-4625, brennon.staley@seattle.gov.
- **DR 33-2006**, *General Duties and Responsibilities of Geotechnical Engineers* (superseding DR 3-93). For more info, contact Brennon Staley, (206) 684-4625, brennon.staley@seattle.gov.
- **DR 34-2006**, *Pedestrian Bridges in the Conservancy Waterway Shoreline Environment*. For more info, contact Jim Holmes, (206) 684-8372, jim.holmes@seattle.gov.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M, W, F: 9am-4:30pm; Tu, Th: 10:30am-4:30pm

Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467

Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm

Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

www.seattle.gov/dpd

Subscription Info: (206) 684-8443

Editor

Julie Moore

Director

Diane Sugimura

Mayor

Gregory J. Nickels

Seattle, WA 98124-4019

P.O. Box 34019

700 Fifth Ave., Suite 2000

Planning and Development

Department of

City of Seattle



The latest news from Seattle's
Department of Planning and Development

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2007 Fee Changes



Minimal Fee Changes for 2007

On January 1 of most years, DPD adjusts fees it charges for its services. This year, over-the-counter (OTC) permit fees will go up an average of 6.7 percent. Environmentally Critical Area (ECA) small project waivers will be charged the DPD hourly rate for review but no base fee.

Construction-related permit fees will go up approximately 3 to 4 percent to reflect the increase in construction values.

On January 1 of each year DPD uses the most recent building valuation data (BVD) published by the International Code Council (ICC) as a base upon which to create a Seattle BVD table, found this year in Director's Rule (DR) 2-2007.

DPD also collects fees for some other City departments. In 2007, the curb cut fee DPD collects for the Seattle Department of Transportation (SDOT) will decrease, and the deposit will increase. There will also be a new fee for street improvement exception permits: a deposit for 2 hours at the DPD hourly fee, and then the hourly rate fee for each hour beyond that.

Find a complete list of DPD fee modifications prescribed in DR 1-2007.

See fee change examples on back...

**www.
seattle.gov/
dpd/about**

Fee changes go into effect Jan. 1, 2007.

Vesting

For building permits, the new fees will apply to projects that are received by DPD after Dec. 29, 2006. For land use and other permits, please consult with DPD staff regarding applicable vesting rules.

Getting New Fee Info

The new fee subtitle, Director's Rule, building valuation table, and related information will be available soon from our online "Fees" page at **www.seattle.gov/dpd/about/fees**. Printed copies will be available from our Public Resource Center, 20th floor, Seattle Municipal Tower, 700 5th Ave., (206) 684-8467.

HOURS:

M/W/F - 7:30 a.m. - 5:30 p.m.

Tu/Th - 10:30 a.m. - 5:30 p.m.

Questions about Fees?

- Building Permits
(206) 684-8850
- Land Use Permits
(206) 684-8467
- Over-the-Counter Permits
(206) 684-8464
- Fire Review & Inspection
(206) 386-1447 or
(206) 386-1451 (Fire Marshal)

2006 Fee Comparison 2007



Permit Fee Examples

NEW CONSTRUCTION	2006	2007	\$ CHANGE	% CHANGE
Single Family (R-3)				
<i>VB: 1,500 sq ft dwelling + 400 sq ft garage</i>				
Total DPD Value	\$156,000.00	\$164,870.00	\$8,870.00	
Plan and Permit Fee	\$3,057.00	\$3,141.00	\$84.00	2.75%
Apartment (R-2)				
<i>VA: 21,000 sq ft dwelling</i>				
Total DPD Value	\$1,878,000.00	\$1,987,440.00	\$109,440.00	
Plan and Permit Fee	\$16,910.00	\$17,730.00	\$820.00	4.85%
Office (B)				
<i>VB: 7,000 sq ft office</i>				
Total DPD Value	\$718,000.00	\$760,000.00	\$42,000.00	
Plan and Permit Fee	\$8,053.00	\$8,406.00	\$353.00	4.38%
Bank (B)				
<i>VB: 5,000 sq ft</i>				
Total DPD Value	\$513,000.00	\$543,000.00	\$30,000.00	
Plan and Permit Fee	\$6,317.00	\$6,587.00	\$270.00	4.27%
Over-the-Counter Permits	various	average increase of 6.7%		6.7%
ECA small project waiver	none	DPD hourly rate		
SDOT Curb Cut Fee	\$135	\$101	\$34	-25%
SDOT Curb Cut Deposit	\$150	\$225	\$75	50%



City of Seattle
Dept. of Planning &
Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019